

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 10/21/13
Item No.: 10.a

Department Approval



City Manager Approval



Item Description: City Council Quarterly Joint Meeting with Roseville Housing and
Redevelopment Authority

BACKGROUND

The City Council and the Roseville Housing and Redevelopment Authority (RHRA) conduct quarterly meetings to share the RHRA's undertakings from its approved strategic plan.

Dale Street Fire Station

The Dale Street Fire Station received three (3) proposals for redevelopment for the three-acre site that is located on Dale Street between Cope and Lovell Avenues. The RHRA received presentations from all three (3) developers at its October 15th meeting. Attached you will find site plans and elevations of each proposal along with a spreadsheet that compares the information provided in the proposals and presentations.

The RHRA Board would like have a conversation with the City Council about the overall project and the receive input on the proposals submitted and identify any additional information that is needed to help make a decision.

At their November 19th meeting, the RHRA is tentatively planning on recommending their preferred developer to the City Council.

The full proposals can be found at www.cityofroseville.com/daledfirestation

Lexington Avenue

The City, in the late 1990's – early 2000's attempted to acquire property across the street from City Hall on Lexington Avenue when it would come up for sale. The City currently owns 2668 Lexington. 2654 Lexington (the blue house) is for-sale. The land is guided for High Density residential.

The RHRA would like to discuss if the City/HRA should continue buying properties when they come up for sale or no longer pursue the acquiring of properties on Lexington Across the street from City Hall.

28 **Staff Recommendation**

29 Staff recommends that the RHRA and City Council give direction regarding what additional
30 information is needed from Developers on the Dale Street Fire Station as well if staff should
31 further pursue acquiring property on Lexington Avenue across the street from City Hall.

Prepared by: Jeanne Kelsey, Acting RHRA Executive Director (651) 792-7086

Attachments: A: Proposals site plans and elevations
 B: Comparison Matrix of the Proposals
 C: Lexington site plan



CERMAK RHOADES ARCHITECTS



AERIAL LOOKING NORTHWEST



AERIAL LOOKING SOUTHWEST



CERMAK RHOADES ARCHITECTS



AERIAL LOOKING NORTHEAST



HOUSING TYPE KEY PLAN



CERMAK RHOADES ARCHITECTS



SENIOR HOUSING



SENIOR HOUSING



CERMAK RHOADES ARCHITECTS



TOWNHOMES



TOWNHOMES



CERMAK RHOADES ARCHITECTS



SINGLE FAMILY FRONT YARDS



SINGLE FAMILY FRONT YARDS



CERMAK RHOADES ARCHITECTS



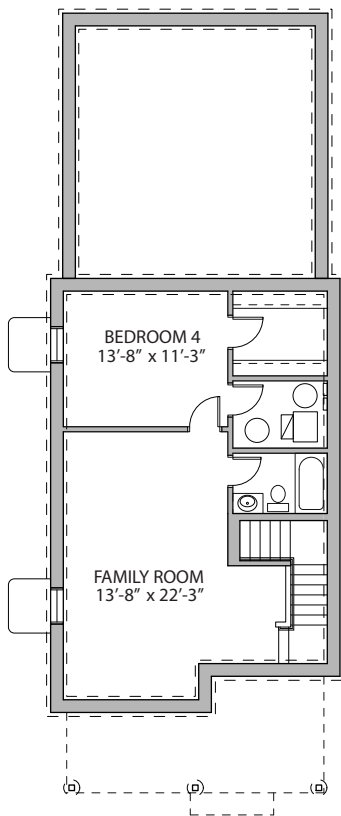
SENIOR HOUSING BACK YARDS



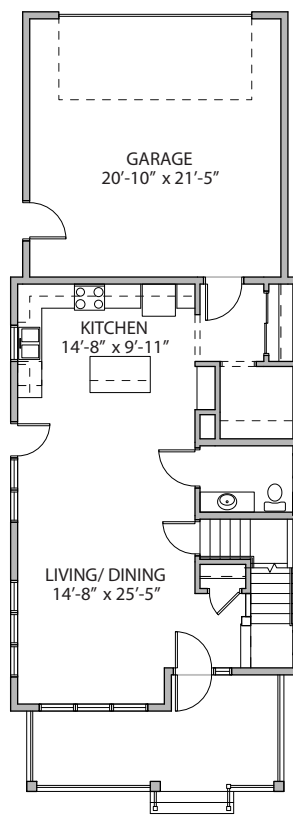
SINGLE FAMILY HOUSE SIDE YARD AND PATIO



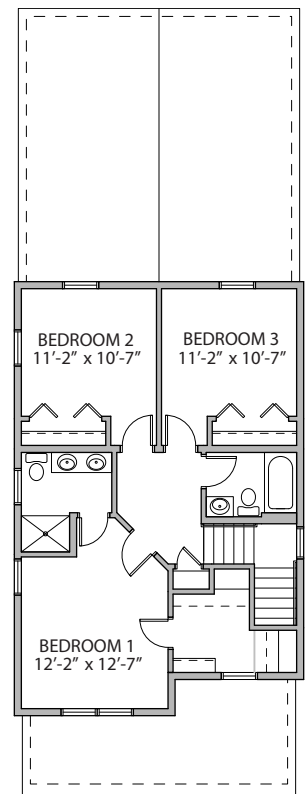
CERMAK RHOADES ARCHITECTS



BASEMENT



FIRST FLOOR



SECOND FLOOR

SINGLE FAMILY HOME 1

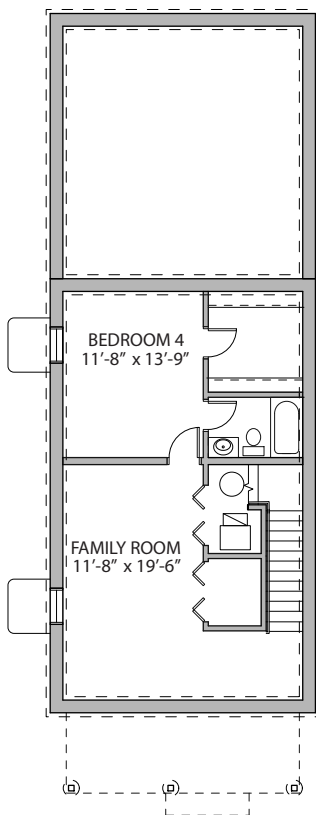
Greater Metropolitan Housing Corporation

Gross Square Footage: 2,980

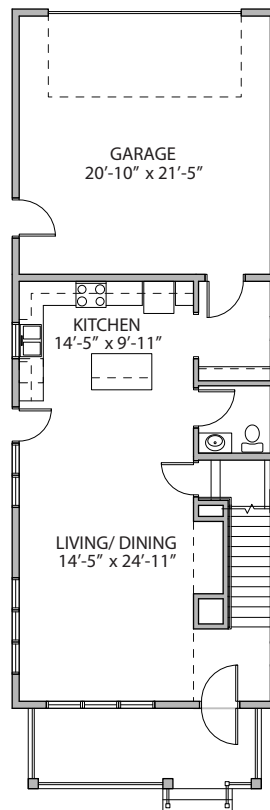
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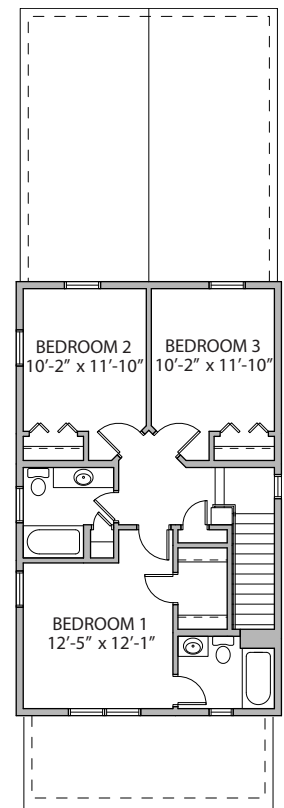
CERMAK RHOADES ARCHITECTS



BASEMENT



FIRST FLOOR



SECOND FLOOR

SINGLE FAMILY HOME 2

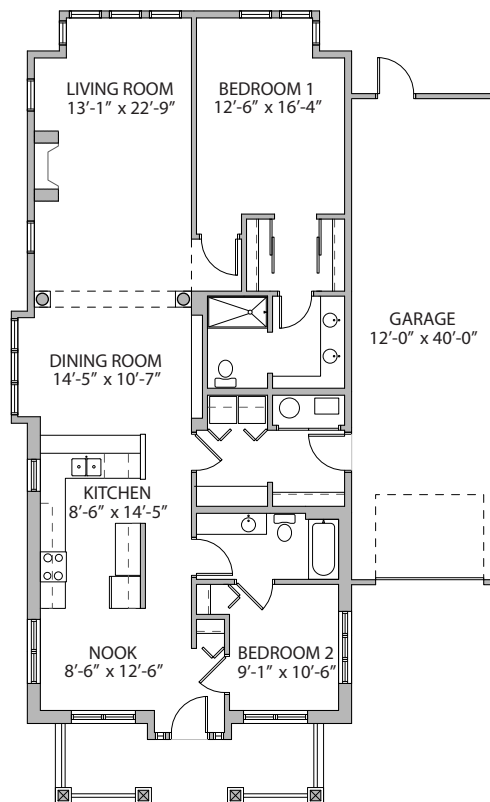
Greater Metropolitan Housing Corporation

Gross Square Footage: 2,860

Scale: 1/16" = 1'-0"



CERMAK RHOADES ARCHITECTS



SENIOR HOUSING 1

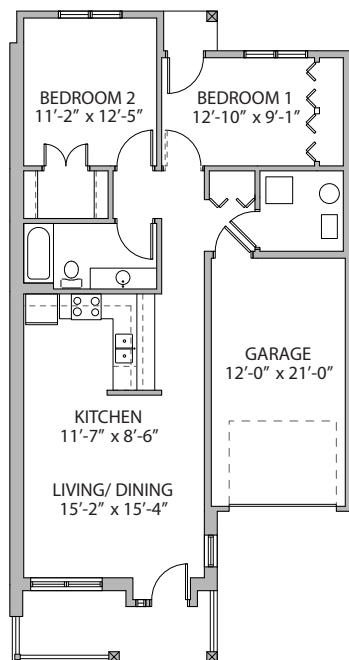
Greater Metropolitan Housing Corporation

Gross Square Footage: 2,098

Scale: 1/16" = 1'-0"



CERMAK RHOADES ARCHITECTS



SENIOR HOUSING 2

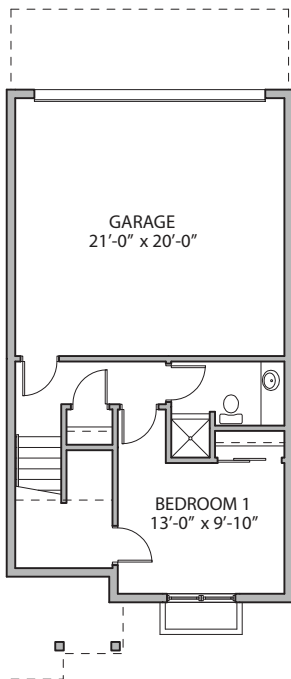
Greater Metropolitan Housing Corporation

Gross Square Footage: 1,245

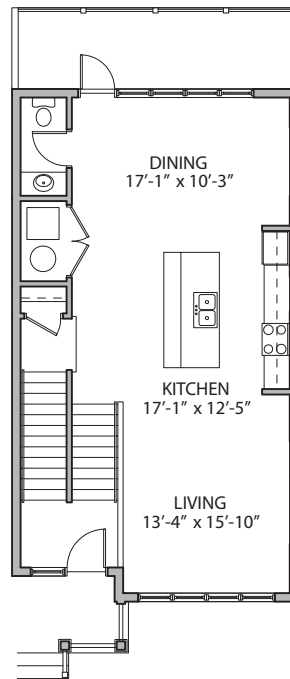
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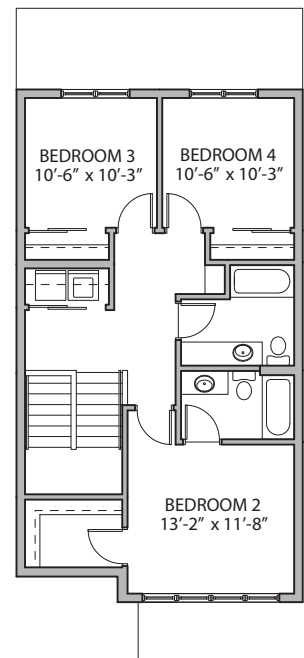
CERMAK RHOADES ARCHITECTS



BASEMENT



FIRST FLOOR



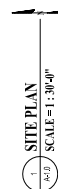
SECOND FLOOR

TOWNHOME

Greater Metropolitan Housing Corporation

Gross Square Footage: 2,617

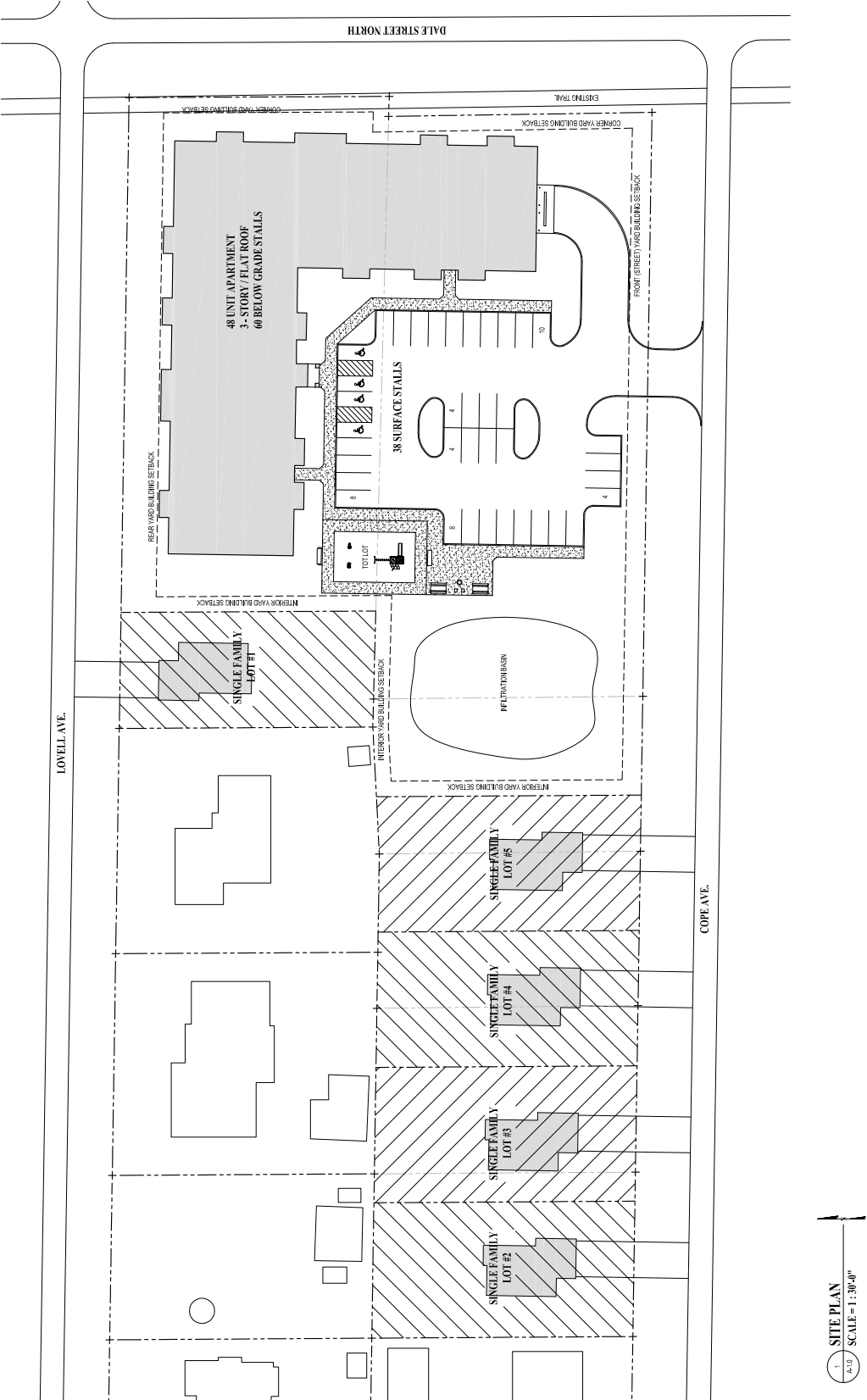
Scale: 1/16" = 1'-0"



LANDSCAPING PLAN



CONCEPT SITE PLAN: OVERALL SITE PLAN

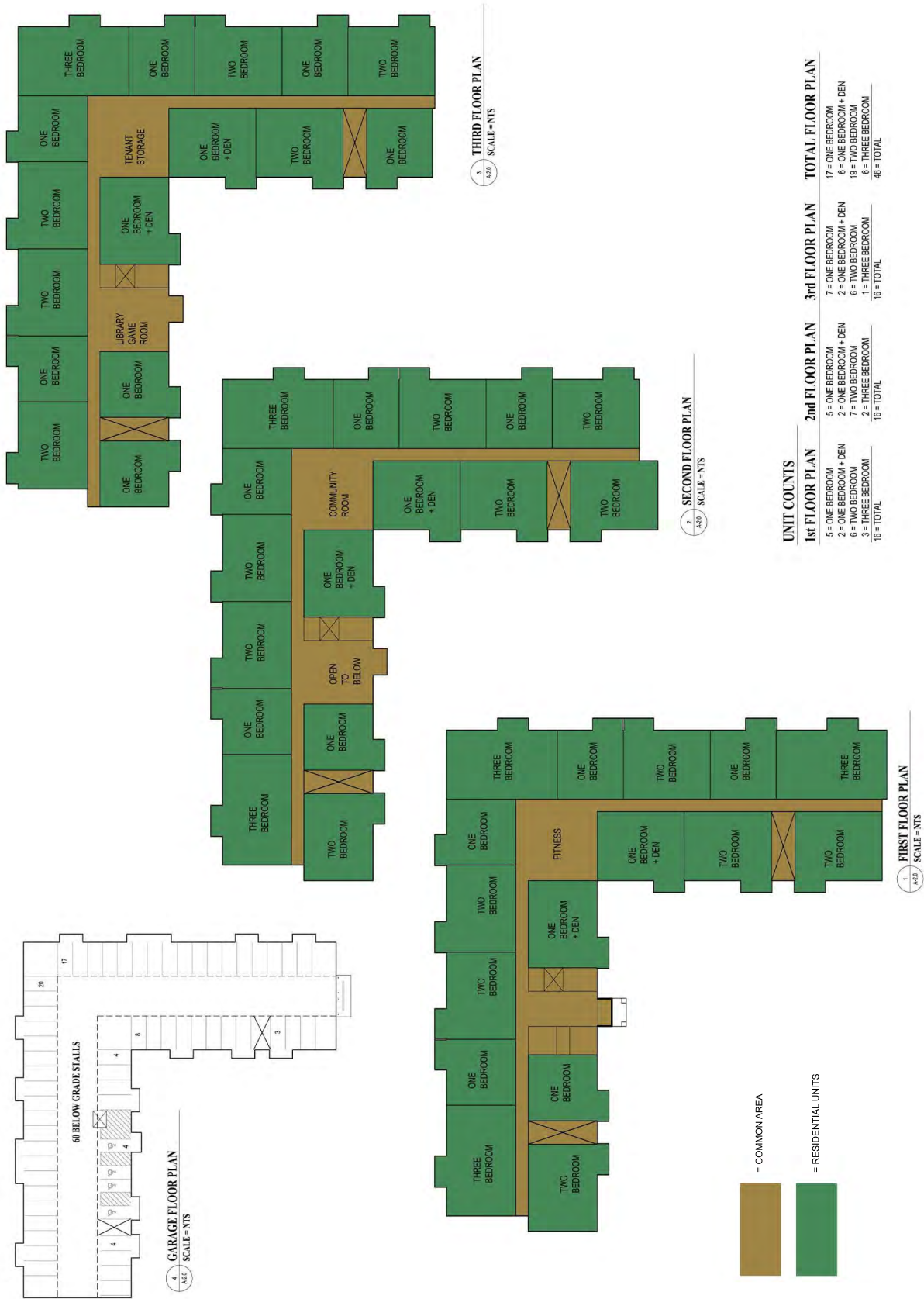


CONCEPT BUILDING PLAN: Multifamily



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

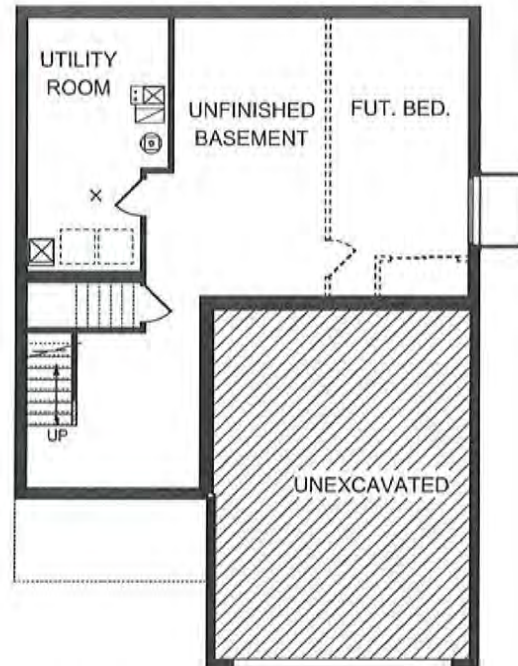
CONCEPT BUILDING PLAN: Multifamily



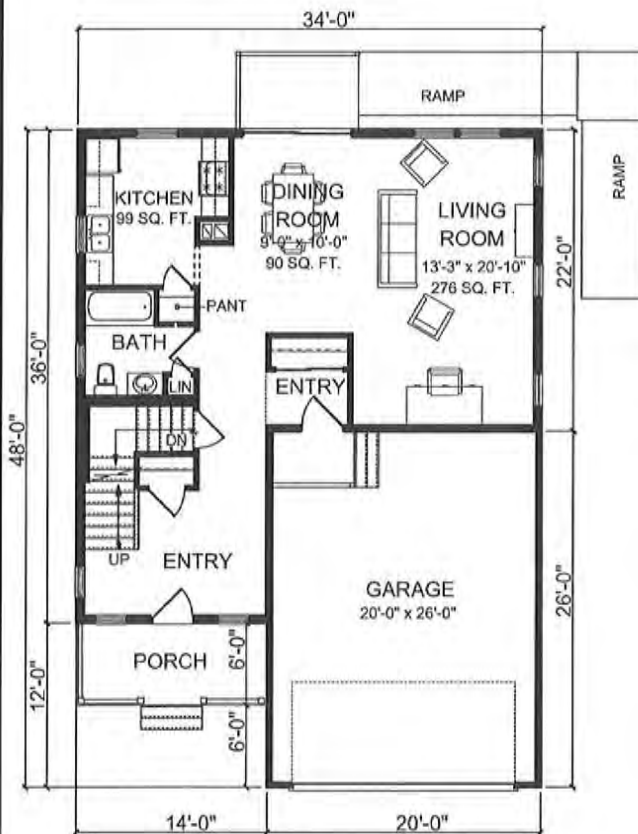
CONCEPT BUILDING PLAN: Single Family Homes



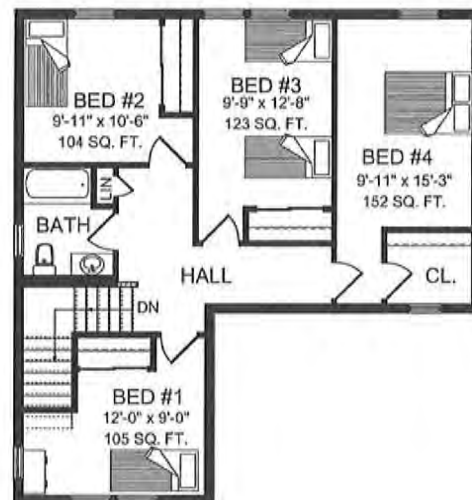
IMAGE MAY NOT REFLECT ACTUAL
CONSTRUCTED HOUSE



BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



3001 4TH ST. SE
MINNEAPOLIS, MN 55414-3301

OFFICE: 612-331-4090
FAX: 612-331-1540

SINGLE FAMILY DWELLING

MODEL: 17TS4-2

BASEMENT UNFINISHED SQ. F.T. = 940
FIRST FLOOR FINISHED SQ. F.T. = 940
SECOND FLOOR FINISHED SQ. F.T. = 894
TOTAL FINISHED SQ. F.T. = 1834
TOTAL SQ. F.T. = 2774
(INCLUDES BASEMENT)

Dale Street Redevelopment| INTERGENERATIONAL LIVING

- SITE PLAN KEY
- 1. MAIN ENTRY
 - 2. COMMON SPACE
 - 3. VERTICAL GREEN HOUSE
 - 4. WALK-UPS
 - 5. PARKING ENTRY
 - 6. 2 LEVEL TOWN HOME
 - 7. COMMON COURTYARD
 - 8. ACTIVITY ZONE
 - 9. POCKET PARK



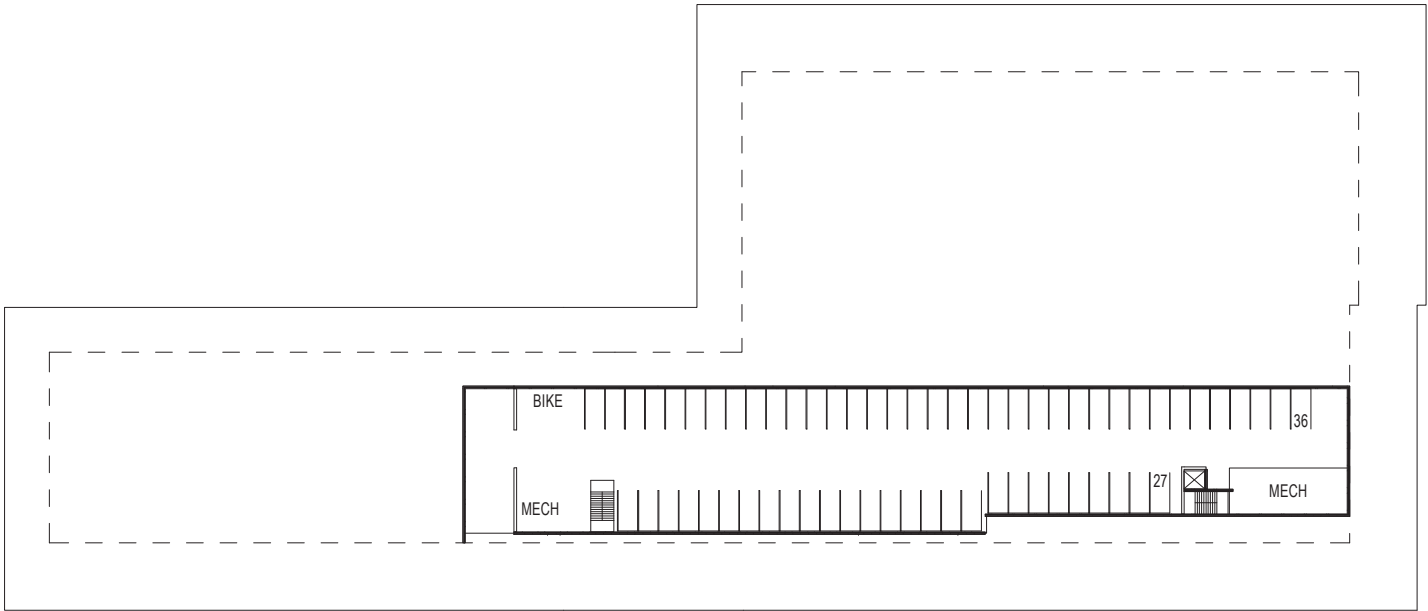
SITE PLAN

Dale Street Redevelopment| INTERGENERATIONAL LIVING

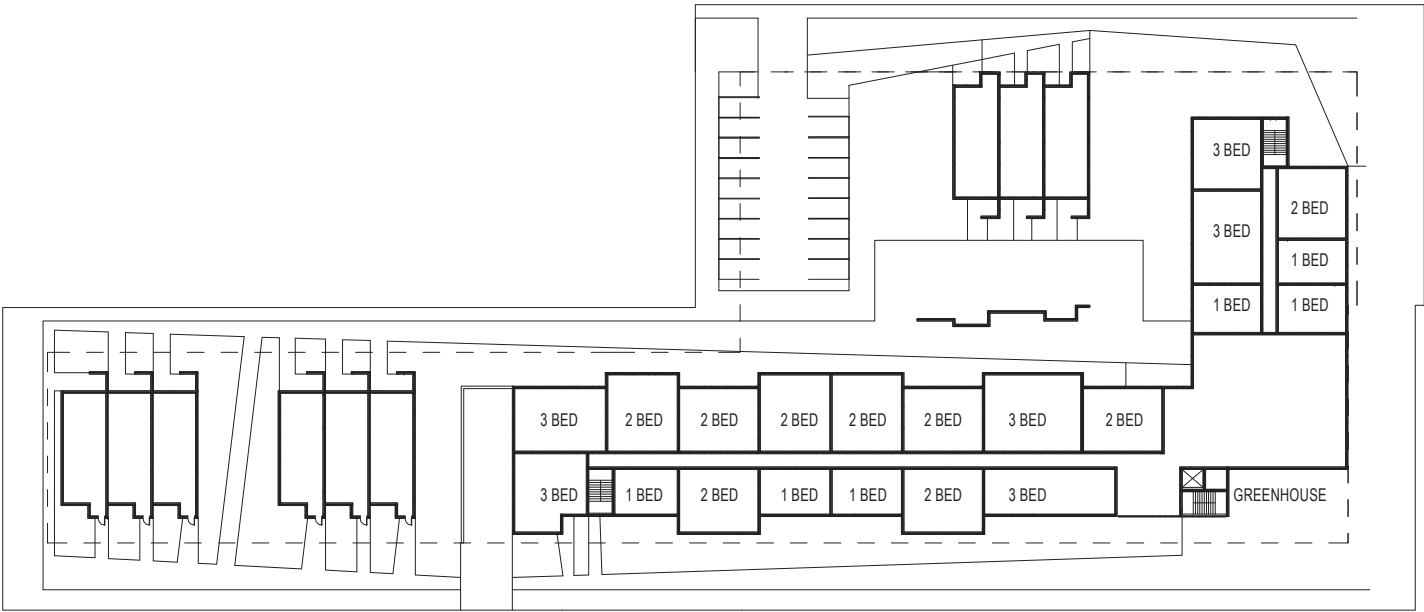


PERSPECTIVE FROM COPE AVE

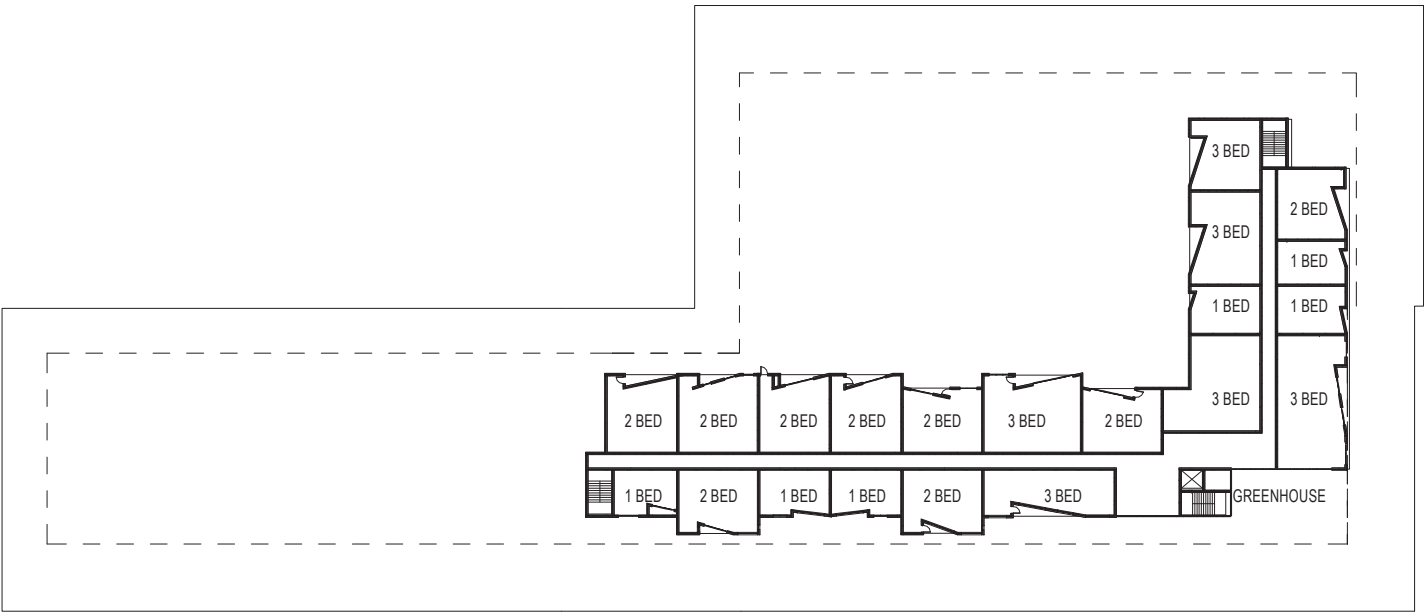
Dale Street Redevelopment| INTERGENERATIONAL LIVING



LEVEL P1



LEVEL 1



LEVEL 2 + 3 TYPICAL

Dale Street Redevelopment - Summary of Proposals October 16, 2013			
Criteria	GHMC	Sand Company	CommonBond
Number of Units	29 Total Units Rental: 0 Owner Occupied: 29	53 Total Units Rental: 48 Owner Occupied: 5	73 Total Units Rental: 73 Owner Occupied: 0
Types of Units	29 Total Units Market Rate: 29 Work Force: 0	53 Total Units Market Rate: 44 Work Force: 9	73 Total Units Market Rate: 5 Work Force: 68
Calculated Cost for Demolition of Station	\$14,000	\$500,000	None at this time
Calculated SAC and Park Fees	\$0	Included in demo costs	Included in cost of construction
Tree Preservation Consideration	Needs to survey site to incorporate	Took Into consideration	Took Into consideration
Purchase Price for Lot	\$1	\$1	\$100,000
Additional Financing Assistance	TIF/Subsidy \$431,432	TIF \$500,000/Waiver of fees	None at this time
Developer Investment	\$0	\$2,000,000	\$0
TIF Options	From another TIF pool	From another TIF pool	TIF generated from development
Green Amenities/Certifications	Green Path	Will follow MN Green Communities	MN Green Communities
Developer Experience	Over 2000 single family homes built or rehab	3000 units in 26 developments, 7 don't own anymore	5449 units still owned and operated
Management/Sales Company	Would look for right Realtor for sales	Own Management	CommonBond
Long-term Ownership of Development	No/Homeowners Association	Possible	Long term
Lease/Sale Costs Incentives	3% Paid buyer closing costs	None at this time	None at this time
Total Development Costs	\$7,915,000.00	\$8,243,001.00	\$14,798,246
Developer Fee	\$618,032	\$0	\$1,600,000
Developer Fee %	8%	\$0	12%
Estimated City Taxes Generated	\$26,786	\$33,214.00	\$36,833.00
Estimated City Subsidy	\$1,375,372	\$1,629,440.00	\$843,941.00
Timing of Development	Spring 2014 - Summer 2015	May 2014 - April 2015	Spring 2014 - Spring 2016

